

**TOWN CENTRE RETAIL PREMISES
WITH UPPER FLOORS
32 OTLEY ROAD
GUISELEY
LEEDS**



- Ground floor 57m² (612 sq. ft.)
- Basement stores 37m² (393 sq. ft.)
- First floor 30m² (323 sq. ft.)
- Second floor 30m² (326 sq. ft.)
- Multiple retailers situated nearby including Morrisons supermarket

TO LET £19,500 PER ANNUM

Starkeys Chartered Surveyors, 17 Victoria Mews, Mill Field Road, Cottingley Business Park, Cottingley, Bingley BD16 1PY.

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32 OTLEY ROAD
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1. LOCATION:

The premises are situated on Otley Road (A65), the road leading from Leeds through Horsforth, Rawdon and Guiseley and on towards Otley and Ilkley. Guiseley is a prosperous Leeds suburb and the premises are situated within the principal retailing area. On the opposite side of Otley Road is the Morrison's Supermarket, with a substantial car park. Other multiple retailers are represented in Guiseley centre.

2. GENERAL DESCRIPTION:

The premises comprise a mid-terraced property constructed in stone. The premises provide a ground floor sales area/office with a carpeted floor, timber shop front and timber double glazed window to the rear with internal security bars. Partitioned out of this area is a kitchen. Situated within the basement are stores.

The first and second floors provide former office accommodation, plus a kitchen and WC facilities.

3. ACCOMMODATION:

The premises have the following approximate net internal floor areas:-

BASEMENT

Cellar 1	13.19m ² (142 sq. ft.)
Cellar 2	4.74m ² (51 sq. ft.)
Cellar 3	18.02m ² (194 sq. ft.)
Under Stairs Store	0.56m ² (6 sq. ft.)
TOTAL BASEMENT FLOOR AREA	36.51M² (393 SQ. FT.)

GROUND FLOOR

Sales Area/Office	56.85m ² (612 sq. ft.)
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FIRST FLOOR

Office	10.13m ² (109 sq. ft.)
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Office	19.88m ² (214 sq. ft.)
WC	
TOTAL FIRST FLOOR AREA	30.01M² (323 SQ. FT.)

SECOND FLOOR

Office	9.38m ² (101 sq. ft.)
Office	10.87m ² (116 sq. ft.)
Office	8.18m ² (88 sq. ft.)
Kitchenette	1.95m ² (21 sq. ft.)
WC	
TOTAL SECOND FLOOR AREA	30.29M² (326 SQ. FT.)

4. RATING:

The rating authority is Leeds City Council. We have inspected the Valuation Office website which states the premises have a Rateable Value of £14,500 (Shop and Premises).

The Uniform Business Rate for 2025/26 is £0.499.

Interested parties must make their own enquiries to verify the information provided.

5. LEASE TERMS:

The premises are offered to let on a full repairing and insuring lease for a term to be agreed, at a rent of £19,500 per annum, exclusive of rates and other outgoings and payable quarterly in advance.

The incoming tenant is to be responsible for the landlord's reasonable legal fees incurred in connection with the preparation of the lease.

Consideration may be given to letting the ground floor and basement separately. Further details are available upon request.

6. EPC:

The property has an Energy Rating of C (52).

7. VIEWING AND FURTHER INFORMATION:

By appointment through the sole agents:

**STARKEYS
17 VICTORIA MEWS
MILL FIELD ROAD
COTTINGLEY BUSINESS PARK
COTTINGLEY, BINGLEY
BD16 1PY**

**TEL:- 01274 307910
ANDREW WARD MRICS**

Amended 29 April 2025

MISREPRESENTATION ACT 1967

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FINANCE ACT 1989

Unless otherwise stated all prices and rents are quoted exclusive of VAT.

These details are believed to be correct at the time of compilation but may be subject to subsequent amendment.